

ORDINANCE NO. 971030- B

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

4 TRACTS OF LAND CONSISTING OF 34.930 ACRES OF LAND FROM LOTS IN WALNUT CREEK BUSINESS PARK PHASE C SUBDIVISION, FROM "W/LO-CO" WAREHOUSE LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, "LI-CO" LIMITED INDUSTRIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "W/LO" WAREHOUSE LIMITED OFFICE DISTRICT, "LI" LIMITED OFFICE DISTRICT AND "LI-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 8000 TO 8017 EXCHANGE DRIVE, 8506 TO 8513 CREEKWAY COVE, AND 9005 TO 9023 TUSCANY WAY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the respective base zoning districts on the property (the "Property") described in File C14-97-0075, as follows:

Tract 1: From "W/LO-CO" Warehouse Limited Office district-Conditional Overlay combining district to "W/LO" Warehouse Limited Office district.

Lot 14, Block E, Amended Plat of Lot 1, Block B, Lot 1, Block D, Lots 4, 5, 14 and 15, Block E, and Lots 3 and 4 Block F, Walnut Creek Business Park Phase C, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 88, Page 45, of the Plat Records of Travis County, Texas,

Tract 2: From "LI-CO" Limited Industrial district-Conditional Overlay combining district to "LI" Limited Industrial district.

Lots 6, 12, and 13, Block E, Walnut Creek Business Park Phase C, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 84D-86A and Lot 7, Block E, Walnut

Creek Business Park Phase 2C, a Resubdivision of Lots 7-11, Block E, Walnut Creek Business Park Phase C, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 96, Pages 381-383, of the Plat Records of Travis County, Texas,

Tract 3: From "LI-CO" Limited Industrial district-Conditional Overlay combining district to "LI-CO" Limited Industrial district-Conditional Overlay combining district.

Lots 3 and 4, Block F, Amended Plat of Lot 1, Block B, Lot 1, Block D, Lots 4, 5, 14, and 15, Block E, and Lots 3 and 4, Block F, Walnut Creek Business Park Phase C, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 88, Page 45, of the Plat Records of Travis County, Texas,

Tract 4: From "LI-CO" Limited Industrial district-Conditional Overlay combining district to "LI" Limited Industrial district.

Lots 1 and 2, Block F, Walnut Creek Business Park Phase C, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 84D-86A, of the Plat Records of Travis County, Texas,

locally known as 8000 to 8017 Exchange Drive, 8506 to 8513 Creekway Cove, and 9005 to 9023 Tuscany Way, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property know as Tract 3 within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

The following use of Tract 3 is prohibited: Basic Industry.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on November 10, 1997.

PASSED AND APPROVED

October 30, 1997.

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§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

James E. Aldridge

James E. Aldridge
City Clerk

The map displays a complex land use plan with several key features:

- Tracts:** Four specific areas are identified as TRACT 1, TRACT 2, TRACT 3, and TRACT 4. These tracts are shaded with diagonal hatching.
- Road Network:** Major roads include SPRINKLER RD. at the top left, FERGUSON LN. running diagonally across the upper right, TUSCANY WAY curving through the center and bottom right, EXCHANGE DR. running vertically along the left side of the central area, and MARKET PL. at the bottom left.
- Zoning and Land Use Designations:** Various codes are used throughout the map:
 - I-RR** and **LI-RR**: Industrial Residential Rear Yard.
 - W/LO-CO**: Warehouse/Light Office.
 - LI-CO**: Light Industrial/Office.
 - UNDEV.**: Undeveloped.
 - WHSE.**: Warehouse.
 - ANNEX 911219-A**: A specific industrial or commercial site.
 - SMTA**: Santa Monica Transit Authority.
- Other Features:** A POST OFFICE DISTRIBUTION CENTER is located near the bottom left. Several parcel identification numbers are scattered across the map, such as 84-0003, 84-0005, 6P-B5-0004C, 87-95-0584C, and 95-0192.

FERGUSON LN

94-0003

BP-05-85842

84-0005

LI-CO

TRACT 2

~~TRACT 3~~

LI-CC
TRACT 4

EXCHANGE DR.

UNDEV

LI-CO

94.005

UNDEV

POST OFFICE
DISTRIBUTION
CENTER

6P-B5-0004C

WHSF

WHSE

I-RR

ANNEX 911219-A

W/LO-CO

B4-0003

11

95-0192

CITY GRID
REFERENCE
NUMBER
N28

ZONING

Express "A"

CASE #: C14-97-0075

ADDRESS: TUSCANY WAY & EXCHANGE

DATE: 97-09

SUBJECT AREA (acres): 34.930

INTLS: TRC

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: J.ARRIAGA

 $1'' = 400'$

Austin American-Statesman

PO#: 971030B
Ad ID#: BEM402900
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

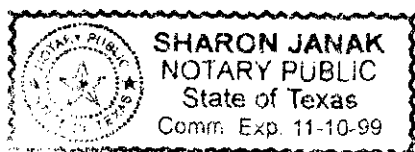
TAYLOR STARR

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	11/18/97	Last Published:	11/18/97
Times Published:	1	Classification:	9980
Lines:	27	Cost:	\$70 74

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 18th day of Nov 1997



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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Mayor, Kirk Watson
City of Austin